

Summary of Safe Harbor/GLAM for North Reading

Safe Harbor

- Communities can achieve Safe Harbor by:
 - Having 10% subsidized housing (as recognized by DHCD on the Subsidized Housing Inventory)
 - Having a state- approved Housing Production Plan showing how the community will reach 10% affordable housing AND making annual progress toward creation of a certain number of units yearly (minimum .5% of total housing)
 - Having 1.5% land area devoted to affordable housing (General Land Area Minimum)

Safe Harbor

- 9.61% of North Reading's housing is listed on the SHI (based on 2010 Census)
- HPP is approved, but not yet certified, since 24 units would have needed to be produced since August 2018 for certification (safe harbor)
- GLAM calculation

GLAM

- 1.5% of land area must be dedicated to SHI housing to achieve safe harbor
- Portion of SHI sites dedicated to affordable housing, divided by the total land area potentially available for development (as defined by the Commonwealth)

GLAM Denominator (Land Area)

- Calculating the land area available for development: Total land in North Reading, excluding water bodies, government-owned land (based on certain land use codes provided by the Commonwealth), land not zoned for residential, commercial or industrial use, public roads, registered inland wetlands, and other areas of exclusion as defined by the Commonwealth

Land Excluded from Total Town Acreage



GLAM Denominator

Total North Reading Land acres (2.1)	8638
<u>Categories required to be removed from calculation:</u>	
	<u>Acres</u>
Land to be Removed:	
Water Bodies	221
Registered Inland Wetlands	0
Residential, Commercial, Industrial Prohibited	0
N/A (Sections 2.5 - 2.7)	0
Public Owned Right of Way (2.8) (streets)	537
Politically Owned Fees (2.9) (Government owned land)	1957
Total of Land to be removed	2715
Updated Total North Reading Eligible Land	5924

GLAM Numerator (SHI Sites)

- Calculating the land area for affordable housing:
 - Sites listed on the Town's Subsidized Housing Inventory (SHI)
 - Only land dedicated to units on the SHI is counted – building area for those units listed on the SHI + developed portions of sites that are accessory to those units (parking, utility, etc.)
 - Sites on the confidential list of DDS group homes
 - Sites are identified by the Assessing department, which ensures the number of units on their list matches the SHI number listed for DDS sites
 - This list is sent to Mass GIS to perform a calculation of which portions of these sites the Town may count

SHI Sites



North Reading GLAM Calculation

<u>Project Name</u>	<u>Address</u>	<u>SHI Units</u>	<u>Tenure</u>	<u>LotUnits</u>	<u>SHI Eligible Acres</u>
n/a	Peabody Court	40	Rental	40	2.79
n/a	53 Swan Pond Rd.	4	Rental	4	0.625
Fairview Terrace Estates	17 Algonquin Rd	1	Ownership	1	0.17
Fairview Terrace Estates	9 Pluff Ave	1	Ownership	1	0.25
Fairview Terrace Estates	5 Fairway Road	1	Ownership	1	0.38
McLaughlin House	333 Park Street	8	Rental	8	0.8
Rowe Farm	193 Elm Street	7	Ownership	20	1.9
Central Place	63 Central Street	7	Ownership	26	0.72
Edgewater Place	1-8 Pilgrim Rd	4	Ownership	16	0.675
Mount Vernon	50 Mt Vernon St	9	Ownership	36	1.5
Residences at Martin Brook	100 Lowell Road	406	Rental	406	21.801
Bradford Pond Estates	153 Marblehead Street	1	Ownership	1	0.97
DDS (as provided by the State)	Confidential	49			59.14
Total SHI Eligible Acres:					91.721

North Reading GLAM Calculation

Total SHI Acres:	91.721
Updated Total North Reading Eligible Land Acres:	5924
SHI % of Acres	1.548295071
State % Requirement:	1.50%

Additional questions

- The Town's records indicated 13 acres dedicated to group homes
- Information received today from the Commonwealth indicates the Town has 59 such acres
- This discrepancy raises additional questions: could there be additional SHI group home units not currently counted on our 10% inventory?
- Additionally, the Town has rent controlled mobile homes which could potentially be eligible, which warrants further exploration

Additional Considerations

- Based on the above, the potential GLAM percentage could be 1.6%
- Potential affordable units could be 580, bringing the town's percentage of affordable units to 10.36%

Town of North Reading General Land Area Minimum calculation - August 22, 2019

DHCD_ID	ProjName	Address	SHI Units	Tenure	NumParcel	TotUnits	LotUnits	LOC_ID	SHI Eligible Acres	Total Acres
2260	n/a	Peabody Court	40	Rental	1	40	40	M_234389_925079	2.79	3.01
2261	n/a	53 Swan Pond Rd.	4	Rental	1	4	4	M_236802_925715	0.625	2.21
2262	Fairview Terrace Estates	17 Algonquin Rd	1	Ownership	3	1	1	M_230316_926669	0.17	0.32
2262	Fairview Terrace Estates	9 Puff Ave	1	Ownership	3	1	1	M_231459_927261	0.25	0.25
2262	Fairview Terrace Estates	5 Fairway Road	1	Ownership	3	1	1	M_231462_927196	0.38	0.42
2263	McLaughlin House	333 Park Street	8	Rental	1	8	8	M_232259_924116	0.8	1.43
7165	Rowe Farm	193 Elm Street	7	Ownership	1	7	20	M_236187_925354	1.9	28.36
7893	Central Place	63 Central Street	7	Ownership	1	7	26	M_233457_925227	0.72	4.179
7894	Edgewater Place	1-8 Pilgrim Rd	4	Ownership	1	4	16	M_233096_925668	0.675	2.18
7895	Mount Vernon Residences at Martin Brook	50 Mt Vernon St	9	Ownership	1	9	36	M_234817_924417	1.5	12.67
9060	Bradford Pond Estates	100 Lowell Road	406	Rental	1	406	406	M_230854_925821	21.801	47.78
9764	DDS (as provided by the State)	163 Marchhead Street	1	Ownership	1	1	1	M_234329_927587	0.97	2.77
		Confidential	49						59.14	Unknown

TOTAL SHI UNITS 538
 TOTAL UNITS (2010) 5597
 SHI % 9.61%
 State % Requirement: 10.00%

Total SHI Acres: 91.721
 Updated Total North Reading Eligible Land Acres: 5924
 SHI % of Acres 1.548295071
 State % Requirement: 1.50%

SHI = Subsidized Housing Inventory

Mobile Home Park	103 Main St	29	3.16	3.16
Mobile Home Park	142 Main St	13	1.81	3.4
DDS	Unknown	?		

Potential SHI Units 580 Plus
 TOTAL UNITS (2010) 5597
 Potential SHI % 10.36% Plus
 State % Requirement: 10.00%

Potential SHI Acres: 96.691
 Updated Total North Reading Eligible Land Acres: 5924
 SHI % of Acres 1.632191087
 State % Requirement: 1.50%

Total North Reading Land acres (2.1) 8639

Categories required to be removed from calculation:

Land to be Removed:	Acres
Water Bodies (2.2)	221
Registered Inland Wetlands (2.3)	0
Residential, Commercial, Industrial Prohibited (2.4)	0
N/A (2.5 - 2.7)	0
Public Owned Right of Way (2.8)	537
Politically Owned Fees (2.9) (Government owned)	1957
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